

Application ref: 2022/4935/P
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Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
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WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

Rock Townsend
Old School
Exton Street
London
SE1 8UE

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

School Of Hygiene And Tropical Medicine
Keppel Street
London
Camden
WC1E 7HT

Proposal: Erection of an extension to the existing lift core and stair, removal of dormer windows and installation of replacement mansard roof, replacement of roof plant on the roof of the Central Wing, and infilling of windows on the southern side elevation all in association with the existing use.

Drawing Nos: Ph3B-RTA-ZZ-XX-DR-A-00101 rev PL01; Ph3B-RTA-ZZ-XX-DR-A-00102 rev PL01; Ph3B-RTA-ZZ-XX-DR-A-00105 rev PL01; Ph3B-RTA-ZZ-ZZ-DR-A-00131 rev PL01; Ph3B-RTA-ZZ-ZZ-DR-A-00132 rev PL02; Ph3B-RTA-ZZ-ZZ-DR-A-00133 rev PL01; Ph3B-RTA-ZZ-ZZ-DR-A-00134 rev PL02; Ph3B-RTA-ZZ-XX-DR-A-00135 rev PL01; Ph3B-RTA-ZZ-XX-DR-A-00136 rev PL01; Ph3B-RTA-ZZ-XX-DR-A-00137 rev PL01; Ph3B-RTA-ZZ-XX-DR-A-00138 rev PL01; Ph3B-RTA-ZZ-XX-DR-A-00139 rev PL01; Ph3B-RTA-ZZ-ZZ-DR-A-00141 rev PL01; Ph3B-RTA-ZZ-ZZ-DR-A-00142 rev PL01; Ph3B-RTA-ZZ-XX-DR-A-00165 rev PL01; Ph3B-RTA-ZZ-XX-DR-A-00166 rev PL01; Ph3B-RTA-ZZ-XX-DR-A-00167 rev PL01; Ph3B-RTA-ZZ-XX-DR-A-00171 rev PL01; Ph3B-RTA-ZZ-XX-DR-A-00175 rev PL01; Ph3B-RTA-ZZ-XX-DR-A-00176 rev PL01; Ph3B-RTA-ZZ-XX-DR-A-00195 rev PL01; Ph3B-RTA-ZZ-XX-DR-A-00196 rev PL01; Ph3B-RTA-ZZ-XX-DR-A-00197 rev PL01.

Acoustic report A1819 R02 prepared by ION Acoustics dated 31/08/2022; Energy and

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:

Ph3B-RTA-ZZ-XX-DR-A-00101 rev PL01; Ph3B-RTA-ZZ-XX-DR-A-00102 rev PL01; Ph3B-RTA-ZZ-XX-DR-A-00105 rev PL01; Ph3B-RTA-ZZ-ZZ-DR-A-00131 rev PL01; Ph3B-RTA-ZZ-ZZ-DR-A-00132 rev PL02; Ph3B-RTA-ZZ-ZZ-DR-A-00133 rev PL01; Ph3B-RTA-ZZ-ZZ-DR-A-00134 rev PL02; Ph3B-RTA-ZZ-XX-DR-A-00135 rev PL01; Ph3B-RTA-ZZ-XX-DR-A-00136 rev PL01; Ph3B-RTA-ZZ-XX-DR-A-00137 rev PL01; Ph3B-RTA-ZZ-XX-DR-A-00138 rev PL01; Ph3B-RTA-ZZ-XX-DR-A-00139 rev PL01; Ph3B-RTA-ZZ-ZZ-DR-A-00141 rev PL01; Ph3B-RTA-ZZ-ZZ-DR-A-00142 rev PL01; Ph3B-RTA-ZZ-XX-DR-A-00165 rev PL01; Ph3B-RTA-ZZ-XX-DR-A-00166 rev PL01; Ph3B-RTA-ZZ-XX-DR-A-00167 rev PL01; Ph3B-RTA-ZZ-XX-DR-A-00171 rev PL01; Ph3B-RTA-ZZ-XX-DR-A-00175 rev PL01; Ph3B-RTA-ZZ-XX-DR-A-00176 rev PL01; Ph3B-RTA-ZZ-XX-DR-A-00195 rev PL01; Ph3B-RTA-ZZ-XX-DR-A-00196 rev PL01; Ph3B-RTA-ZZ-XX-DR-A-00197 rev PL01.

Acoustic report A1819 R02 prepared by ION Acoustics dated 31/08/2022; Energy and Sustainability Strategy prepared by MG Partnership dated 17/05/2023; SKa Assessment update report rev P01 prepared by BDP dated September 2022

Reason: For the avoidance of doubt and in the interest of proper planning.

- 3 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy D1 and D2 of the London Borough of Camden Local Plan 2017.

- 4 The external noise level emitted from plant, machinery or equipment at the development hereby approved shall be lower than the typical existing background noise level by at least 10dBA, or by 15dBA where the source is tonal, as assessed according to BS4142:2014 at the nearest and/or most affected noise sensitive premises, with all machinery operating together at maximum capacity.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017.

- 5 Prior to use, the machinery, plant or equipment hereby approved at the development shall be mounted with proprietary anti-vibration isolators and fan motors shall be vibration isolated from the casing and adequately silenced and maintained as such.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policy A1, A4, D1 and CC1 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission.

The proposal relates to the internal reconfiguration and improvement of the 4th, 5th and 6th floors of the London School of Hygiene and Tropical Medicine (LSHTM). The proposal relates to the central wing of the building with the majority of the external works taking place at 6th floor (roof) level. This existing part of the roof incorporates a significant area of plant equipment.

DESIGN

It is proposed to replace the existing slab and floor finish at roof level and rationalise and replace the existing plant. The existing Gower Street stairwell and lift core would be extended to the 6th floor and would measure 3.6m (width) by 5.2m (height) at roof level. The extension would be set back 6.4m from the Gower Street elevation. It would be mainly screened from any public vantage point due to its location within the roof and as such it would be considered acceptable in design terms. The eastern part of the roof includes dormer windows which serve storage areas. The proposal would seek to replace the prominent dormer windows that front onto Gower Street with a mansard roof to create additional lab space. The mansard would be clad with a zinc finish. The proposed roof design and materials would be more in keeping with the mansard roof designs visible on local roofs, which is therefore considered acceptable on the building as it would enhance the views of this part of the building from street level. The mechanical plant on the roof would be replaced with more efficient mechanical plant. This would include the removal of a number of large ducts which are visible from the street. The removal of these ducts through the rationalisation of the roof plant would be an enhancement to the character and appearance of the building as well as public views from surrounding streets and from within the conservation area.

Existing windows at 4th, 5th and 6th floor levels facing into the southern courtyard would be infilled. The windows are the result of latter 20th century alterations and the proposed works would be not harm the character or appearance of the building or the surrounding conservation area subject to a condition to ensure the articulation of the windows are retained. It is also proposed to remove mechanical plant that screens the windows fronting Malet

Street at 5th floor level. This would be an enhancement to the façade at this level. It is proposed to block up the windows with Portland stone to ensure that the new internal lab spaces at this level can be thermally regulated. The loss of the windows is regrettable however the general appearance and articulation of the windows from street level would be retained. Details of the replacement windows have been provided with the application and are considered satisfactory.

It would be necessary to remove and replace the existing telecommunications equipment that currently occupies part of the roof. Separate telecom applications (refs. 2023/4385/P and 2024/0945/L) have been submitted by one of the operators to relocate their equipment for a temporary period of time until the roof works are completed. These applications are under assessment.

Overall the proposed works would not harm the character or appearance of the building or the surrounding conservation area and would be considered acceptable in design terms.

Special attention has also been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, and of preserving the listed building and its features of special architectural or historic interest, under s66 and s72 of the Planning (Listed Buildings and Conservation Areas Act) 1990.

2 AMENITY

The proposal would not have an impact on privacy, daylight, sunlight or outlook from neighbouring residential properties and would be considered acceptable. An acoustic report has been submitted in support of the application. This has been reviewed by the Council's Environmental Health officer who is satisfied that the acoustic information meets the local plan guidelines and is therefore acceptable in environmental health terms providing the standard noise conditions are attached to any decision. The recommended noise conditions would be attached to any decision notice. The Environmental Health officer has also suggested an informative relating to notifying neighbouring occupiers prior to the commencement of the works. This informative would be attached to any decision notice.

TRANSPORT

The Council's transport officer has reviewed the proposal. A Construction Management Plan would not be required in this instance as the majority of works are internal and at roof level. The site is not located within a residential area and access to the building for construction purposes can be provided from Keppel Street and Malet Street (Gower Street has a cycle lane on it adjacent to the site). It is considered that construction vehicle movements are unlikely to be significant and are therefore unlikely to significantly affect local traffic conditions.

SUSTAINABILITY

An energy and sustainability strategy has been submitted in support of the proposal. Measures, including an upgrade of the thermal performance of the building envelope, have been optimised and the rationalisation of the roof plant would create space for future air source heat pumps that may be provided as

part of any future upgrade to the heating / hot water systems. All the improvements help further the objectives of policy CC2 which requires all developments to adopt appropriate climate change mitigation measures.

No objections have been received prior to making this decision. The planning history of the site and surrounding terrace has been taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies A1, A4, CC1, CC2, CC3, D1, D2, and T4 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework 2023.

- 3 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444). Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.
- 4 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).
- 5 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website (search for 'Camden Minimum Requirements' at www.camden.gov.uk) or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

- 6 At least 21 days prior to the commencement of any site works, all occupiers surrounding the site should be notified in writing of the nature and duration of works to be undertaken. The name and contact details of a person responsible for the site works should be made available for enquiries and complaints for the entire duration of the works and updates of work should be provided regularly. Any complaints should be properly addressed as quickly as possible.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2023.

You can find advice about your rights of appeal at:

<https://www.gov.uk/appeal-planning-decision>.

If you submit an appeal against this decision you are now eligible to use the new [submission form](#) (Before you start - Appeal a planning decision - GOV.UK).

Yours faithfully

A handwritten signature in black ink, appearing to read 'DP', is positioned above the typed name and title.

Daniel Pope
Chief Planning Officer